



Flathead County

Planning & Zoning

1035 1st Ave W, Kalispell, MT 59901
Telephone 406.751.8200 Fax 406.751.8210

MAJOR SUBDIVISION PRELIMINARY PLAT APPLICATION

*Submit this application, all required information, and appropriate fee (see current fee schedule)
to the Planning & Zoning office at the address listed above.*

FEE ATTACHED \$ 4675.00+

addresses

SUBDIVISION NAME: Whitefish Hills Forest, Phases 2-5

OWNER(S) OF RECORD:

Name: Whitefish Hills Forest, LLC c/o Don Murray Phone: (406) 755-6919

Mailing Address: P.O. Box 1178

City, State, Zip: Kalispell, MT 59903

Email: _____

Name: Mark and Donna Lies Phone: (303)549-0069

Mailing Address: 4570 Foxtail Circle

City, State, Zip: Greenwood CO 80121

Email: _____

APPLICANT (IF DIFFERENT THAN ABOVE):

Name: Same Phone: _____

Mailing Address: _____

City, State, Zip Code: _____

Email: _____

TECHNICAL/PROFESSIONAL PARTICIPANTS:

Name: Sands Surveying, Inc., Attn: Eric Mulcahy Phone: (406) 755-6481

Mailing Address: 2 Village Loop

City, State, Zip: Kalispell, MT 59901

Email: eric@sandssurveying.com

Name: WMW Engineering, Inc Phone: (406) 862-7826

Mailing Address: 50 West Second Street

City, State, Zip: Whitefish, MT 59937

Email: chappie@carvereng.com

LEGAL DESCRIPTION OF PROPERTY:

Street Address Whitefish Ranch Road

City/State & Zip Whitefish
Assessor's Tract No.(s) 2, 1, 3, 3B, 3A & 2A in Sec 23; 5, 5B, 1 in Sec 14; 2B & 1 in Sec 22; and 4B in Sec 27 Lot No.(s) N/A
Section 23, 14, 22, & 27 Township 30N Range 22W

GENERAL DESCRIPTION/TYPE OF SUBDIVISION: _____

The applicant is proposing a 49 lot single family subdivision with 10 acre lots. The project is proposed in 4 Phases (See Phasing Plan).

Number of Lots or Rental Spaces 49 Total Acreage in Subdivision 524.050 ac
Total Acreage in Lots 494.169 acres Minimum Size of Lots or Spaces 10.000 ac
Total Acreage in Streets or Roads 29.169 Maximum Size of Lots or Spaces 20.001
Total Acreage in Parks, Open Spaces and/or Common Areas None

PROPOSED USE(S) AND NUMBER OF ASSOCIATED LOTS/SPACES:

Single Family X (49) Townhouse _____ Mobile Home Park _____
Duplex _____ Apartment _____ Recreational Vehicle Park _____
Commercial _____ Industrial _____ Planned Unit Development X
Condominium _____ Multi-Family _____ Other _____

APPLICABLE ZONING DESIGNATION & DISTRICT: The property is zoned SAG-10

IS SUBJECT PROPERTY LOCATED WITHIN 3-MILE BUFFER OF KALISPELL, WHITEFISH, OR COLUMBIA FALLS? The property is located over three miles from Whitefish and Kalispell.

ESTIMATE OF MARKET VALUE BEFORE IMPROVEMENTS: \$6,000,000.00

IMPROVEMENTS TO BE PROVIDED:

Roads: _____ Gravel X Paved _____ Curb _____ Gutter _____ Sidewalks _____ Alleys _____ Other _____
*** Water System:** X Individual _____ Shared _____ Multiple User _____ Public _____
*** Sewer System:** X Individual _____ Shared _____ Multiple User _____ Public _____
Other Utilities: _____ Cable TV X Telephone X Electric X Gas _____ Other _____
Solid Waste: _____ Home Pick Up _____ Central Storage X Contract Hauler _____ Owner Haul _____
Mail Delivery: X Central _____ Individual _____ School District: Whitefish #44
Fire Protection: _____ Hydrants X Tanker Recharge _____ Fire District: Whitefish and West Valley
Drainage System: On-site

* **Individual** (one user)

Shared (two user)

Multiple user (3-9 connections or less the 25 people served at least 60 days of the year)

Public (more than 10 connections or 25 or more people served at least 60 days of the year)

PROPOSED EROSION/SEDIMENTATION CONTROL: BMP's as needed

VARIANCES: ARE ANY VARIANCES REQUESTED? No (yes/no)
(If yes, please complete the information on page 3)

SECTION OF REGULATIONS CREATING HARDSHIP: N/A

PLEASE RESPOND TO THE FOLLOWING STATEMENTS IN THE SPACES PROVIDED

BELOW: *(The Commission shall not approve a variance unless it finds that all of the following are met)*

1. The variance will not be detrimental to the public health, safety, or general welfare or injurious to other adjoining properties.

2. Due to the physical surroundings, shape, or topographical conditions of the property involved, strict compliance with the regulations will impose an undue hardship on the owner. Undue hardship does not include personal or financial hardship, or any hardship that is self imposed.

3. The variance will not cause a substantial increase in public costs, now or in the future.

4. The variance will not place the subdivision in nonconformance with any adopted growth policy, neighborhood plan or zoning regulations.

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5. The variance is consistent with the surrounding community character of the area.
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-
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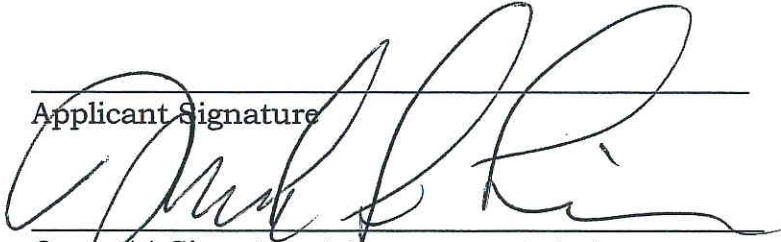
APPLICATION CONTENTS:

1. Completed Preliminary Plat application (*If submitting bound copies of the application materials, please also include one **unbound** copy for replication purposes*).
2. 14 folded copies of the preliminary plat. (*Either 18" X 24" or 24" X 36" per Appendix B- Flathead County Subdivision Regulations*).
3. One reproducible set of supplemental information (*See Appendix B -Flathead County Subdivision Regulations*).
4. One reduced copy of the preliminary plat not to exceed 11" x 17" in size.
5. Application fee.
6. A **Certified** Adjoining Property Owners List must be submitted with the application (*see attached form*). The list will be sent directly to the Planning & Zoning office, unless you request otherwise. This list is valid for a period of 6 months from date generated. You may also get a certified adjoining landowners list from a title company if you choose.

This application shall be submitted, along with all information required by the applicable Subdivision Regulations and the Montana Subdivision and Platting Act, and the appropriate fee to:
Flathead County Planning & Zoning Office 1035 First Avenue West
Kalispell, Montana 59901 - Phone: (406) 751-8200 Fax: (406) 751-8210

I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be untrue, I understand that any approval based thereon may be rescinded and other appropriate action taken. The signing of this application signifies approval for the Flathead County Planning and Zoning staff to be present on the property for routine monitoring and inspection during the approval and development process.

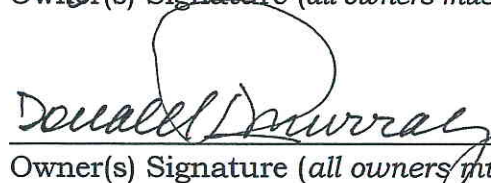
Applicant Signature



Date

6/25/13

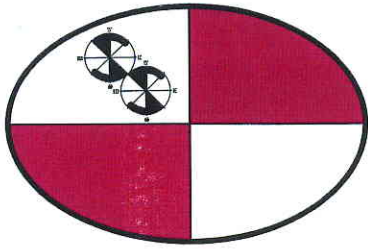
Owner(s) Signature (all owners must sign)

 ATTORNEY-IN-FACT FOR
Owner(s) Signature (all owners must sign) TIGER TOOTH, SOLE
MEMBER AND MANAGER
OF WHITEFISH HILLS FOREST, LLC

Date

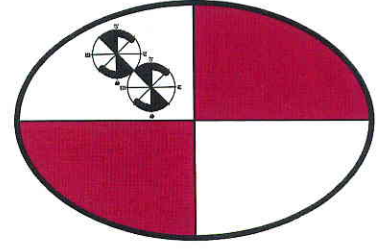
6/26/2013

Date



SANDS SURVEYING, INC.

2 Village Loop Road
Kalispell, MT 59901
406-755-6481
Fax 406-755-6488



July 23, 2013

Alex Hogle, Planner 3
Flathead County Planning and Zoning Office
1035 First Avenue West
Kalispell, MT 59901

RE: Whitefish Hills Forest, Phase 2 – 5.

Dear Alex:

Per our phone conversation today I am writing to clarify two points. The first point is drainage. As acknowledged and included with the EA, Whitefish Hills Forest has received its MDEQ approval for water, wastewater, and stormwater. However, due to the large lot size 10 to 20 acres, there is little in the way of planned stormwater infrastructure as run-off will sheet flow over ground and be absorbed in the soil. There are some culverts and segments of road side swale that will address run-off from the roads. I am enclosing two copies of the drainage plan submitted with Whitefish Hills Forest Phase 2-5 in the first go around.

The second point is the deposition of existing water rights. The Whitefish Hills Forest, Phase 2-5 property currently has no water rights associated with it. These lands were formerly corporate timber lands that were liquidated due to the proximity to urban and suburban land use patterns. As such these lands were never farmed or used for residential purposes and therefore never used or secured water rights. Future lot owners will be responsible for securing water rights for individual wells at the time they develop there lot.

Should you have any questions, please give me a call.

Sincerely;

Eric H. Mulcahy, AICP
Sands Surveying, Inc.

